

II. PLANNING & DEVELOPMENT

The majority of the Planning & Development application fees are deposit-based. Where identified, deposits must be paid with the submittal of an application. The City's policies and administrative procedures for these deposits are established in City Council Resolution No. 2010-23, *Land Use and Development Service Deposits*, adopted April 13, 2010. Pursuant to this resolution, the deposit amounts are adjusted administratively and are updated from time to time based on the average cost to process the various application types. The deposit amounts below are provided as a convenience to applicants. However, applicants are encouraged to confirm deposit amounts with City staff prior to submittal. City Council Resolution No. 2010-23 (*Land Use and Development Service Deposit policies*) is available for review at: www.fremont.gov/permit.

| | A. Applications | FEE | DEPOSIT |
|---------------|--|-----------------|-----------------|
| 011.4110.3729 | 1. Preliminary Review Process | Job Cost | \$8,400 |
| 011.4110.3729 | 2. Zoning Ordinance | | |
| | a. Amendment | | |
| | (1) Rezoning | Job Cost | \$6,120 |
| | (2) Planned District | | |
| | (a) Preliminary Site Plan | Job Cost | \$8,400 |
| | (b) Precise Site Plan | Job Cost | \$8,400 |
| | (c) Preliminary/Precise Site Plan | Job Cost | \$16,800 |
| | (d) Planned District Amendment | Job Cost | \$9,360 |
| 011.4110.3729 | b. Conditional Use Permit | | |
| | (1) New | Job Cost | \$7,680 |
| | (2) Amendment/Extension | Job Cost | \$6,000 |
| 011.4110.3729 | c. Zoning Administrator Permit | | |
| | (1) New | Job Cost | \$2,880 |
| | (2) Amendment/Extension | Job Cost | \$1,680 |
| 011.4110.3729 | d. Planned Unit Development | | |
| | (1) New | Job Cost | \$3,840 |
| | (2) Amendment | Job Cost | \$1,560 |
| 011.4110.3730 | e. Home Occupation Permit | \$120/ 5 years | |
| 011.4110.3729 | f. Variance | Job Cost | \$2,400 |
| 011.4110.3729 | g. Design Review | | |
| | (1) Standard Review (DRSR/DES) | Job Cost | \$14,400 |
| | (2) Minor Review (DRMR/DEM) | Job Cost | \$5,160 |
| | (3) Limited Review (DRLR/DOL) | Job Cost | \$3,120 |
| | (4) Wireless Telecommunications Facilities Review (DRWL/DEW) | Job Cost | \$1,800 |
| | (5) Second Story (DRSS/DOSS) | Job Cost | \$3,000 |
| | (6) Historical Architectural Review Board | Job Cost | \$6,000 |
| | (7) Planning Commission | Job Cost | \$10,800 |
| 011.4110.3729 | h. Finding | | |
| | (1) Finding Land Use (General Plan) | Job Cost | \$3,000 |
| | (2) Modifications & Interpretations of Zoning Standards (FAR, Height, Use Determinations, etc.) | Job Cost | \$5,400 |
| 011.4110.3729 | i. Certificate of Compliance (Subdivision Map Act) | Job Cost | \$1,320 |
| 011.4110.3730 | 3. Records Retention for All Projects | \$225 | |
| 011.4110.3729 | B. Subdivision Ordinance | | |
| | 1. Tentative Tract Map | Job Cost | \$9,480 |
| | 2. Map Extension | Job Cost | \$2,880 |
| | 3. Tentative Parcel Map | Job Cost | \$6,360 |
| | 4. Lot Line Adjustments | Job Cost | \$3,600 |
| | 5. Lot Combination | Job Cost | \$2,400 |
| 011.4110.3729 | C. General Plan Amendment | Job Cost | \$8,520 |
| 011.4110.3729 | D. Agricultural Preserve Contract: establish, amend, or cancel | Job Cost | \$2,520 |
| | E. Environmental Impact Evaluation | | |
| 011.4110.3729 | 1. Environmental impact evaluation | Job Cost | \$5,400 |
| 702.4110.2211 | 2. Consultant services for preparation of environmental impact report | Job Cost | As Negotiated |
| 011.4110.3729 | 3. Administrative processing of environmental impact report (exclusive of costs of preparation of report by staff or consultant) | Job Cost | 25% of Job Cost |
| 702.4110.2211 | 4. Consultant services for special study | Consultant Cost | As Negotiated |

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|---------------|---|----------|-----------------|
| 011.4110.3729 | 5. Administrative processing of special study | Job Cost | 25% of Job Cost |
| 011.4110.3729 | F. Development Agreement | | |
| | 1. DA, new or amendment | Job Cost | \$6,480 |
| | 2. Annual DA Review | Job Cost | \$3,240 |
| 011.4110.3729 | G. Streets and Utilities | | |
| | 1. Private Street | Job Cost | \$6,240 |
| | 2. Abandonment of Street and/or Other | | |
| | a. Street and/or other utility | Job Cost | \$6,600 |
| | b. Public service easements or quitclaims | Job Cost | \$6,600 |
| 011.4110.3729 | H. Grading Plan, preliminary | Job Cost | \$8,400 |
| 011.4110.3799 | I. Special Services: provided by City staff or consultants | Job Cost | Estimate |

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| | J. Sign Permit | | |
| 011.4110.3730 | 1. Master sign program, new or amendment (in addition to individual sign permit) | \$400 | |
| 012.4210.3730 | 2. Promotional Sign Maximum of 45 days per calendar year | \$25 /15 days | |
| 012.4210.3730 | 3. Permit application fee | \$38 | |
| 012.4210.3730 | 4. Amendment or change of sign (copy only) | \$38 | |
| 012.4210.3730 | 5. Subdivision Tract Sign: One year only or termination of original sale of all lots within tract, whichever shall occur first, subject to annual renewal | \$76 application fee | |

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|---------------|--|--|--|
| 001.0000.3320 | K. Construction Tax (Ord. 1876, 6/6/89) | | |
| | The fees imposed under Municipal Code Section 5.05.280 for each dwelling unit (DU) are indicated below: (Ordinance requires automatic increases on July 1 of each year based on the change in the gross national product (GNP) deflator.) | | |

| <u>Category</u> | <u>7/1/14 Fee</u> |
|--|-------------------------|
| -New Dwellings | |
| -Single Family | \$2,291/DU |
| -Two Family | \$1,935/DU |
| -Multiple Dwellings | \$1,702/DU |
| -Structural Additions to All Dwellings | \$0.73/SF added |
| -Mobile Home Lots | \$1,625/mobile home lot |

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|---------------|---|----------------------|--|
| 196.5233.3799 | L. Affordable Housing In-Lieu and Impact Fees (Res. No 2010-35, 7/31/10) | | |
| | 1. For-Sale Housing In-Lieu Fee ¹ | | |
| | a. Single-Family Homes on Lots 6,000 SF or greater | \$22.50/habitable SF | |
| | b. All Other Market-Rate, For-Sale Residential Projects | \$19.50/habitable SF | |
| | 2. Rental Housing Affordable Project Housing Impact Fee ² | \$19.50/habitable SF | |

¹ Fee per habitable square foot of market-rate housing in for-sale residential projects in lieu of construction of affordable units on-site, as permitted by Municipal Code Section 18.155.080(f), except that no in-lieu fee shall be imposed on secondary units and density bonus units:

² Fee per habitable square foot of rental housing to mitigate the project's impacts on the need for affordable housing where the rental project is not providing affordable rental housing by agreement with the City, pursuant to Municipal Code Section 18.155.030(b)(1).

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| M. Traffic Impact Fee (Res. 2008-3, 1/22/08) | | |
| The fees imposed under Municipal Code Section 18.290.010 for each land use category are indicated below. The fees shall be reviewed annually, and adjusted as necessary by resolution to provide the transportation improvements listed in the Traffic Impact Fee Study dated March, 1991, prepared by DKS Associates, and future additions and amendments to the Study. Fee category definitions are found in Res 9782. | | |

| | <u>Category</u> | <u>Rate</u> |
|-------------------|--|--------------|
| (Residential) | -Single family low or medium density ^{1, 2} | \$3,879/DU |
| 531.9351.3320 | -Multifamily unit | \$3,009/DU |
| | -Mobile home | \$2,175/DU |
| | -Secondary unit ³ | \$941/DU |
| (Non-Residential) | -General office | \$10,766/TSF |
| 531.9352.3320 | -Government office | Exempt |

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|---|--------------|
| -Fast food/convenience market/gas station ⁴ | \$15,189/TSF |
| -Retail <100 TSF* (except uses listed above) ⁴ | \$8,700/TSF |
| -Retail >100 TSF ⁴ | \$8,700/TSF |
| -Warehouse | \$2,211/TSF |
| -Light Industrial | \$3,552/TSF |
| -Research & Development | \$3,915/TSF |
| -Business Park | \$4,676/TSF |
| -Manufacturing | \$2,719/TSF |
| -Auto Mall | \$8,881/TSF |
| -Hotel/Motel | \$2,682/room |
| -Private School (K-12) - for profit | \$6,380/TSF |
| -School - nonprofit and public | Exempt |
| -Vocational/Trade School | \$9,570/TSF |
| -Hospital | \$5,836/TSF |
| -Convalescent Home/Nursing Home | \$2,610/TSF |
| -Congregate Care Facility | \$725/unit |
| -Religious Facility | \$2,392/TSF |
| -Indoor Recreation Facility | \$6,307/TSF |

¹ Includes single family detached units less than 10 dwelling units per acre

² Includes single family detached units and multifamily units not exceeding 18 units per acre.

³ Fees for secondary units are charged at a rate less than the rate study. The amount charged will not cause any other development projects to pay an amount in excess of the amount justified by the rate study as the shortfall will be made up by general fund contributions to individual infrastructure projects.

⁴ A one-time exemption applies to retail additions up to 10% of existing floor area, but limited to 750 square feet.

Publicly owned parks, such as City, Regional, and State parks, are exempt from traffic fees.

The City shall determine the appropriate land use category for any other uses not set forth based upon similarity of use, and peak hour trip characteristics of the use as indicated in the most current edition of the Institute of Transportation Engineers Trip Generation Manual.

TSF = Thousand Square Feet

N. Capital Facilities Fee (Res. 2008-3, 1/22/08)

The fees imposed under the authority of Municipal Code Section 18.290.010 are indicated below. The fees shall be reviewed annually, and increased or decreased as necessary by resolution to provide the capital facilities listed in the Capital Facilities Fee Technical Report, and future amendments to it. Fee category definitions are found in Res. 9784.

| | | |
|---------------|--|-------------|
| 535.9351.3320 | <u>Category</u> | |
| | <u>Residential:</u> | <u>Rate</u> |
| | -Single Family Low Density ¹ | \$3,336/du |
| | -Single Family Medium Density ² | \$2,717/du |
| | -Multifamily | \$2,446/du |
| | -Mobile home or trailer | \$2,129/du |
| | -Secondary Unit ³ | \$921/du |
| 535.9352.3320 | <u>Nonresidential:</u> | |
| | -Office | \$1,477/TSF |
| | -Retail | \$923/TSF |
| | -Warehouse | \$369/TSF |
| | -Light Industrial | \$739/TSF |
| | -Manufacturing | \$616/TSF |
| | -Research & Development | \$1,055/TSF |
| | -Convalescent Home | \$879/bed |
| | -Public/Institutional | \$739/TSF |
| | -Hotel/Motel | \$739/TSF |
| | -Hospital | \$1,231/TSF |

¹ Includes single family detached units less than 10 dwelling units per acre

² Includes single family detached units and multifamily units not exceeding 18 units per acre.

³ Fees for secondary units are charged at a rate less than the rate study. The amount charged will not cause any other development projects to pay an amount in excess of the amount justified by the rate study as the shortfall will be made up by general fund contributions to individual infrastructure projects.

TSF = Thousand Square Feet

540.9330.3321 O. **Park Facilities Fee** (Res. 2008-3, 1/22/08)

The fees imposed under the authority of Municipal Code Section 18.290.010 are indicated below. The fees shall be reviewed annually, and increased or decreased as necessary by resolution to provide the park facilities referred to in the Park Facilities Fee Technical Report, and future amendments to it. Fee category definitions are found in Res. 9785.

| <u>Category</u> | <u>Rate</u> |
|--|-------------|
| -Single Family Low Density ¹ | \$11,578/DU |
| -Single Family Medium Density ² | \$9,431/DU |
| -Multifamily | \$8,488/DU |
| -Mobile home or trailer | \$7,390/DU |
| -Secondary Unit ³ | \$3,196/DU |

¹ Includes single family detached units less than 10 dwelling units per acre

² Includes single family detached units and multifamily units not exceeding 18 units per acre.

³ Fees for secondary units are charged at a rate less than the rate study. The amount charged will not cause any other development projects to pay an amount in excess of the amount justified by the rate study as the shortfall will be made up by general fund contributions to individual infrastructure projects.

No fee is due if a park facilities fee was previously paid in full for the property, unless there is an additional dwelling unit added to the property.

Subdivision
541.9330.3321
Non-Subdivision
542.9330.3321

P. **Parkland Dedication In-Lieu Fees**¹ (Res. 2008-3, 1/22/08):

Subdivision and/or Non-Division of Land Developments (Res. 9424, 5/18/99)

Each new residential lot or dwelling unit developed pursuant to provisions of FMC Sections 17.25.270 and 18.290.090 of the Fremont Municipal Code and State Code Section 66477 (Quimby Act). Fee category definitions are found in Res. 9785.

| <u>Category</u> | <u>Rate</u> |
|--|-------------|
| -Single Family Low Density ² | \$17,515/DU |
| -Single Family Medium Density ³ | \$14,267/DU |
| -Multifamily | \$12,841/DU |
| -Mobile Home or Trailer | \$11,180/DU |
| -Secondary Unit ⁴ | \$4,836/DU |

¹ Park dedication in-lieu fee are due at issuance of permit, if not paid at time of land subdivision.

² Includes single-family detached units less than 10 dwelling units per acre

³ Includes single-family detached units and multifamily units not exceeding 18 units per acre.

⁴ Fees for secondary units are charged at a rate less than the rate study. The amount charged will not cause any other development projects to pay an amount in excess of the amount justified by the rate study as the shortfall will be made up by general fund contributions to individual infrastructure projects.

Q. **Fire Facilities Fee** (Res. 2008-3, 1/22/08)

The fees imposed under Municipal Code Section 18.290.010 for each residential dwelling unit or square feet of nonresidential use are indicated below. Fee category definitions are found in Res. 9784.

| <u>Category</u> | <u>Rate</u> |
|------------------------------------|--|
| 193.9351.3320 (Residential) | -Single Family Low Density ¹ \$386/DU |
| | -Single Family Medium Density ² \$314/DU |
| | -Multifamily \$283/DU |
| | -Mobile home or trailer \$246/DU |
| | -Secondary Unit ³ \$106/DU |
| 193.9352.3320 (Non-residential) | -Office \$234/TSF |
| | -Retail \$146/TSF |
| | -Warehouse \$59/TSF |
| | -Light Industrial \$117/TSF |
| | -Manufacturing \$98/TSF |
| | -Research & Development \$167/TSF |
| | -Convalescent Home \$257/bed |
| | -Public/Institutional \$117/TSF |
| | -Hotel/Motel \$117/TSF |
| | -Hospital \$195/TSF |

¹ Includes single family detached units less than 10 dwelling units per acre

² Includes single family detached units and multifamily units not exceeding 18 units per acre.

³ Fees for secondary units are charged at a rate less than the rate study. The amount charged will not cause

any other development projects to pay an amount in excess of the amount justified by the rate study as the shortfall will be made up by general fund contributions to individual infrastructure projects.

TSF = Thousand Square Feet

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| 011.4110.3799 | R. Cost for Research Records research fee per each 15 minutes of staff assistance | \$29 /15 minutes |
| 011.4110.3739 | S. Community Planning Fee Community Planning Fee is assessed to recover a portion of the costs associated with annual maintenance and comprehensive updates to the General Plan and Zoning Ordinance. This fee is imposed on all building and plan check permits issued. | 15% of building permit fees* |
| <p>*For the purpose of this Community Planning Fee, the term "building permit fees" shall mean all fees required by Master Fee Schedule VII(C); provided, however, the term "building" specifically excludes the following fees: (1) Building Code Application Fees (VII(C)(2)(a)(1)); (2) General Fees (VII(C)(1)); and (3) Miscellaneous Building Inspection Fees.</p> | | |
| 011.4110.3799 | T. Over-the-Counter Plan Approval A fee of \$29 to be charged for each 15 minutes of Planning Division design review approval/plan check over the counter. Fee not applied to projects submitted for formal design review. | \$29 /15 minutes |
| 011.4110.3729 | U. Reasonable Accommodation Fee (Res. 9877, 2/11/03) Per Senate Bill 520 and Ordinance 2321, the City must establish a process for considering Requests for Reasonable Accommodation for persons with disabilities under the Fair Housing Act and make adequate provisions in the City's Housing Element for housing needs of all economic segments of the community. | No Charge |

*For the purpose of this Community Planning Fee, the term "building permit fees" shall mean all fees required by Master Fee Schedule section VII(C); provided, however, the term "building" specifically excludes the following fees: (1) Building Code Application Fee (VII(C)(2)(a)(1)); (2) General Fees (VII(C)(1); and (3) Miscellaneous Building Inspection Fees.